

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: REINBECK  
Local Government Number: 38G359

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
REINBECK URBAN RENEWAL	38007	4

**TIF Debt Outstanding:** 1,452,940

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	334,470	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	383,013
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>383,013</b>

Rebate Expenditures:	616,763
Non-Rebate Expenditures:	194,126
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>810,889</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	-93,406	121,560	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 735,457

## Urban Renewal Area Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL  
 UR Area Number: 38007  
 UR Area Creation Date: 04/1991

UR Area Purpose: Grant for small manufacturing firms, New industrial subdivision, public utilities and streets-southwest Reinbeck, renovation of Main Street, Senior housing, park improvements and pool replacement, daycare center, municipal buildings

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM	38125	38126	242,847
REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM	38127	38128	12,133,046
REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM	38137	38138	1,594,452
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM	38139	38140	10,202

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	743,398	18,786,350	10,583,500	5,801,400	0	-25,928	35,888,720	0	35,888,720
Taxable	445,545	9,922,312	10,583,500	5,801,400	0	-25,928	26,726,829	0	26,726,829
Homestead Credits									71

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **334,470** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 383,013  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 383,013**

Rebate Expenditures: 616,763  
 Non-Rebate Expenditures: 194,126  
 Returned to County Treasurer: 0  
**Total Expenditures: 810,889**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **-93,406** **121,560** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For REINBECK URBAN RENEWAL

### Reinbeck daycare

Description:	build daycare building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Westview

Description:	assist to build senior living center
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### Main Street

Description:	Rebuild Main Street and sidewalks
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Southridge Development

Description:	Develop Residential
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Parkview

Description:	Assist in building assisted living center
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

### Park Storage Shed

Description:	Build park storage shed
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Main Street lights

Description:	build new lighting system
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Remodel Memorial Bldg

Description:	Replace Sidewalks, repair drive, new table and chairs
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

## Cooley Sanitation

Description:	Improvements to Commercial Building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For REINBECK URBAN RENEWAL

### Daycare building

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	75,000
Interest:	5,400
Total:	80,400
Annual Appropriation?:	Yes
Date Incurred:	05/26/2011
FY of Last Payment:	2014

### Complete Memorial Building renovation

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/28/2013
FY of Last Payment:	2014

### Parkview Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	410,000
Interest:	57,160
Total:	467,160
Annual Appropriation?:	Yes
Date Incurred:	09/16/2013
FY of Last Payment:	2023

### 2nd phase - Southridge Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	765,000
Interest:	90,380
Total:	855,380
Annual Appropriation?:	Yes
Date Incurred:	09/16/2013
FY of Last Payment:	2023

### Cooley Sanitation

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	05/30/2013
FY of Last Payment:	2014

## Non-Rebates For REINBECK URBAN RENEWAL

TIF Expenditure Amount:	80,400
Tied To Debt:	Daycare building
Tied To Project:	Reinbeck daycare
TIF Expenditure Amount:	31,534
Tied To Debt:	Parkview Addition
Tied To Project:	Parkview
TIF Expenditure Amount:	82,192
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	Southridge Development

## Rebates For REINBECK URBAN RENEWAL

### 208 Broad Street

TIF Expenditure Amount:	164,567
Rebate Paid To:	Huff Construction
Tied To Debt:	Complete Memorial Building renovation
Tied To Project:	Remodel Memorial Bldg
Projected Final FY of Rebate:	2014

### 1009 3rd Street

TIF Expenditure Amount:	402,196
Rebate Paid To:	Parkview Care Facility
Tied To Debt:	Parkview Addition
Tied To Project:	Parkview
Projected Final FY of Rebate:	2023

### 307 Main Street

TIF Expenditure Amount:	50,000
Rebate Paid To:	Cooley Sanitatin
Tied To Debt:	Cooley Sanitation
Tied To Project:	Main Street
Projected Final FY of Rebate:	2014

## TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 38126

TIF Taxing District Base Year:	1990	<b>UR Designation</b>
FY TIF Revenue First Received:	1991	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	713,692	0	0	0	0	0	713,692	0	713,692
Taxable	427,741	0	0	0	0	0	427,741	0	427,741
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	349,589	364,103	242,847	121,256	2,301

FY 2014 TIF Revenue Received: 4,608

## TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM  
 TIF Taxing District Inc. Number: 38128

TIF Taxing District Base Year:	1990	<b>UR Designation</b>
FY TIF Revenue First Received:	1991	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,419,500	9,488,760	5,801,400	0	-25,928	31,683,732	0	31,683,732
Taxable	0	8,672,222	9,488,760	5,801,400	0	-25,928	23,936,454	0	23,936,454
Homestead Credits									71

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	10,843,687	20,865,973	12,133,046	8,732,927	241,173

FY 2014 TIF Revenue Received: 334,178



## TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM  
 TIF Taxing District Inc. Number: 38138

TIF Taxing District Base Year:	1998	<b>UR Designation</b>
FY TIF Revenue First Received:	1999	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 11/1999

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,366,850	1,094,740	0	0	0	3,461,590	0	3,461,590
Taxable	0	1,250,090	1,094,740	0	0	0	2,344,830	0	2,344,830
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	649,397	2,344,830	1,594,452	750,378	20,723

FY 2014 TIF Revenue Received: 44,034

## TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM

TIF Taxing District Inc. Number: 38140

TIF Taxing District Base Year:	1998	<b>UR Designation</b>
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 02/2011

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,706	0	0	0	0	0	29,706	0	29,706
Taxable	17,804	0	0	0	0	0	17,804	0	17,804
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	14,063	15,643	10,202	5,441	103

FY 2014 TIF Revenue Received: 193